135.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	888,600 / 888,600
					USE VALUE:	888,600 / 888,600
					ASSESSED:	888,600 / 888,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		MORTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	THEISS VIKTOR & NICOLE J
Owner 2:	
Owner 3:	
Street 1:	2 MORTON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HURLEY PATRICK J -
Owner 2:	-
Street 1:	2 MORTON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .188 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1938, having primarily Wood Shingle Exterior and 2436 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8206.000	355,700		532,900	888,600
Total Card	0.188	355,700		532,900	888,600
Total Parcel	0.188	355,700		532,900	888,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 364.84 | /Parcel: 364.84

Legal Description

User Acct 86873

GIS Ref

GIS Ref

Insp Date 09/30/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 135.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	355,700	0	8,206.	532,900	888,600		Year end	12/23/2021
2021	101	FV	345,000	0	8,206.	532,900	877,900		Year End Roll	12/10/2020
2020	101	FV	344,800	0	8,206.	532,900	877,700	877,700	Year End Roll	12/18/2019
2019	101	FV	272,900	0	8,206.	499,600	772,500	772,500	Year End Roll	1/3/2019
2018	101	FV	272,900	0	8,206.	413,000	685,900	685,900	Year End Roll	12/20/2017
2017	101	FV	272,900	0	8,206.	379,700	652,600	652,600	Year End Roll	1/3/2017
2016	101	FV	272,900	0	8,206.	346,400	619,300	619,300	Year End	1/4/2016
2015	101	FV	266,300	0	8,206.	339,800	606,100	606,100	Year End Roll	12/11/2014

!10509!

PRINT

Date	Time
12/30/21	10:49:44

LAST REV

Date	Time
06/10/19	14:41:13
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10509

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HURLEY PATRICK	61640-484		4/22/2013		590,000	No	No		Marilyn Hurley d.o.d. 3/28/2001.
	11309-291		4/11/1967		1	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/26/2019	252	Redo Bat	10,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/30/2017	MEAS&NOTICE	HS	Hanne S
3/17/2009	Inspected	189	PATRIOT
1/28/2009	Measured	372	PATRIOT
12/1/1999	Mailer Sent		
11/2/1999	Measured	256	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	86873
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8206		Sq. Ft.	Site		0	80.	0.81	9									532,944						532,900	

Total AC/HA:	0.18838	Total SF/SM:	8206	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	532,944	Spl Credit		Total:	532,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	30.08	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.16785359
Const Adj.:	1.01989794
Adj $ / SQ:	154.842
Other Features:	90354
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	508784
Depreciation:	153042
Depreciated Total:	355742

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	3	Baths:	1	HB	1

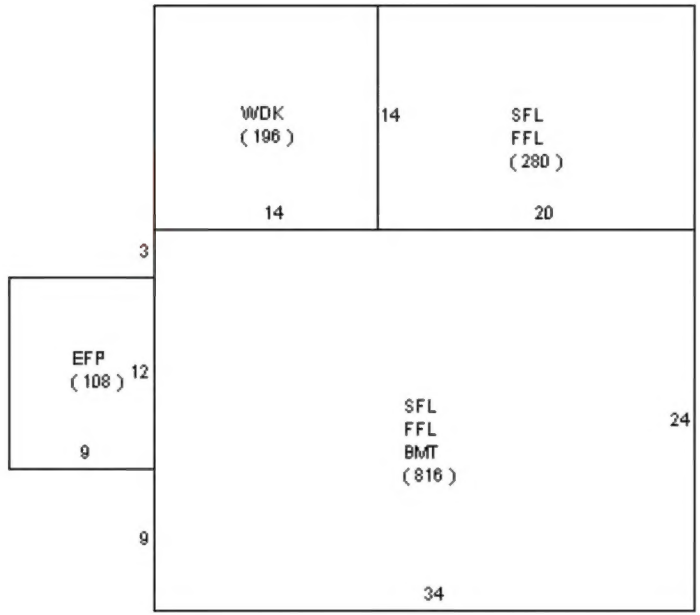
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	170.33
Special Features:	0	Val/Su Net:	112.99
Final Total:	355700	Val/Su SzAd	175.43

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,096	154.840	169,707
SFL	Second Floor	932	154.840	144,251
BMT	Basement	816	61.550	50,225
WDK	Deck	196	11.320	2,219
EFP	Enclos Porch	108	53.480	5,775

Net Sketched Area:	3,148			Total:	372,177
Size Ad	2027.6000	Gross Area	3312	FinArea	2436

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	C	
SFL	85				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

135.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	